083.0	0007	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	632,600 / 632,600
					USE VALUE:	632,600 / 632,600
					ASSESSED:	632,600 / 632,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KILLEEN DENNIS F--ETAL
Owner 2:	KILLEEN VIRGINIA A
Owner 3:	
Street 1:	35 PARK AVE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1908, having primarily Wood Shingle Exterior and 1211 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5500.000	220,200	2,900	409,500	632,600
Total Card	0.126	220,200	2,900	409,500	632,600
Total Parcel	0.126	220,200	2,900	409,500	632,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 522.38 | /Parcel: 522.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 52276

GIS Ref

GIS Ref

Insp Date 09/12/18

!6796!

PREVIOUS ASSESSMENT

Parcel ID 083.0-0007-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	220,300	2900	5,500.	409,500	632,700	632,700	Year End Roll	12/18/2019
2019	101	FV	192,600	2900	5,500.	403,600	599,100	599,100	Year End Roll	1/3/2019
2018	101	FV	193,100	2900	5,500.	310,000	506,000	506,000	Year End Roll	12/20/2017
2017	101	FV	193,100	2900	5,500.	292,500	488,500	488,500	Year End Roll	1/3/2017
2016	101	FV	193,100	2900	5,500.	269,100	465,100	465,100	Year End	1/4/2016
2015	101	FV	182,200	2900	5,500.	251,500	436,600	436,600	Year End Roll	12/11/2014
2014	101	FV	182,200	2900	5,500.	231,700	416,800	416,800	Year End Roll	12/16/2013
2013	101	FV	182,200	2900	5,500.	231,700	416,800	416,800		12/13/2012

PRINT

Date	Time
12/10/20	21:30:53

LAST REV

Date	Time
09/26/18	10:37:16

apro

TAX DISTRICT

PAT ACCT. 6796

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12883-308		10/27/1975		31,500	No	No		N

USER DEFINED

Prior Id # 1:	52276
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/12/2018	Inspected	PH	Patrick H
8/13/2018	MEAS&NOTICE	CC	Chris C
3/6/2009	Measured	372	PATRIOT
2/28/2000	Inspected	276	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5500		Sq. Ft.	Site		0	70.	1.06	6									409,501						409,500	

Total AC/HA: 0.12626 | Total SF/SM: 5500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 409,501 | Spl Credit | Total: 409,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1908	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	174.614
Other Features:	64250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	319191
Depreciation:	98949
Depreciated Total:	220242

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

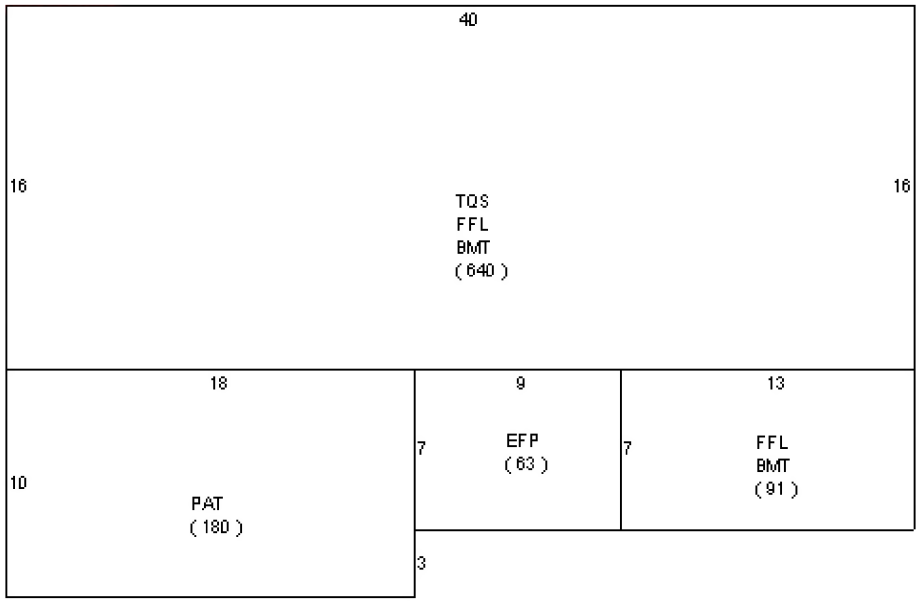
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	174.61
Special Features:	0	Val/Su Net:	100.78
Final Total:	220200	Val/Su SzAd	181.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	731	52.380	38,293
FFL	First Floor	731	174.610	127,643
TQS	3/4 Story	480	174.610	83,815
PAT	Patio	180	4.310	776
EFP	Enclos Porch	63	70.080	4,415

Net Sketched Area:	2,185			Total:	254,942
Size Ad	1211	Gross Are	2345	FinArea	1211

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0007-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X16	A	AV	1908	30.63	T	40	101			2,900			2,900

More:	N	Total Yard Items:	2,900	Total Special Featues:		Total:	2,900